

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of July 20, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Deckert Second Dwelling Unit, ZAP 04-007, Alpine Community Plan, A70 Limited Agricultural Use Regulations (Gowens)

This is a request for a Minor Use Permit for a second dwelling unit with a living area of 1,200 square feet for a proposed 3,144 square foot primary residence on a 10-acre lot. This project is to replace a smaller second dwelling unit destroyed by the Cedar Fire of 2003. The project is sited on property zoned A70 Limited Agriculture Residential Use Regulations with a minimum lot size of 8 acres, which permit second dwelling units which exceed 30 percent of the living area of the primary residence up to a maximum of 50 percent or 1,200 square feet (whichever is less) upon approval of a Minor Use Permit, pursuant to Section 6156.x.12 of the Zoning Ordinance. The subject property is designated (18) Multiple Rural Use by the Alpine Community Plan and is located at 17312 Kumeyai Trail, Alpine.

2. Rainbow Valley Nursery Retail Stand, ZAP 03-104, Rainbow Community Plan, A70 Limited Agricultural Use Regulations (Gowens)

This is a request for a 300 square foot retail fruit and horticultural sales stand on the 28.5-acre property of an existing wholesale growing nursery. The property is zoned A70 Limited Agriculture Use Regulations, which allows by right a roadside stand not to exceed an area of 300 square feet for the display and sales of agricultural products produced on premises or other property leased or owned by the property owner or tenant per Section 6156.q of the Zoning Ordinance. The A70 zone permits retail sales of horticultural and related gardening items on the premises of a growing nursery in excess of 10 percent of the stand area, allowed by right under the agricultural accessory use types subject to a Minor Use Permit, pursuant to Section 6156.v of the Zoning Ordinance. The property is further zoned with a "B" community design review regulation which requires Site Plan review in conformance with the Interstate Highway 15 Corridor Scenic Preservation Guidelines. The subject property is designated (17) Estate Residential by the Rainbow Community Plan and is located at 2855 Rainbow Valley Boulevard, Fallbrook.

"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT "WWW.CO.SAN-DIEGO.CA.US". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT "WWW.SDCDPLU.ORG."